



INDUSTRIAL PROPERTY FOR LEASE
506,580 Total SF Available (Divisible)
5525 S SOTO STREET, VERNON, CA 90058



Offering Memorandum

- Ideal For Logistics Warehouse

- Access to All DTLA Freeways

- 15 Miles From LAX

- Take All or Part

- Negotiable Lease Rates



Exclusively offered by

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Property Details

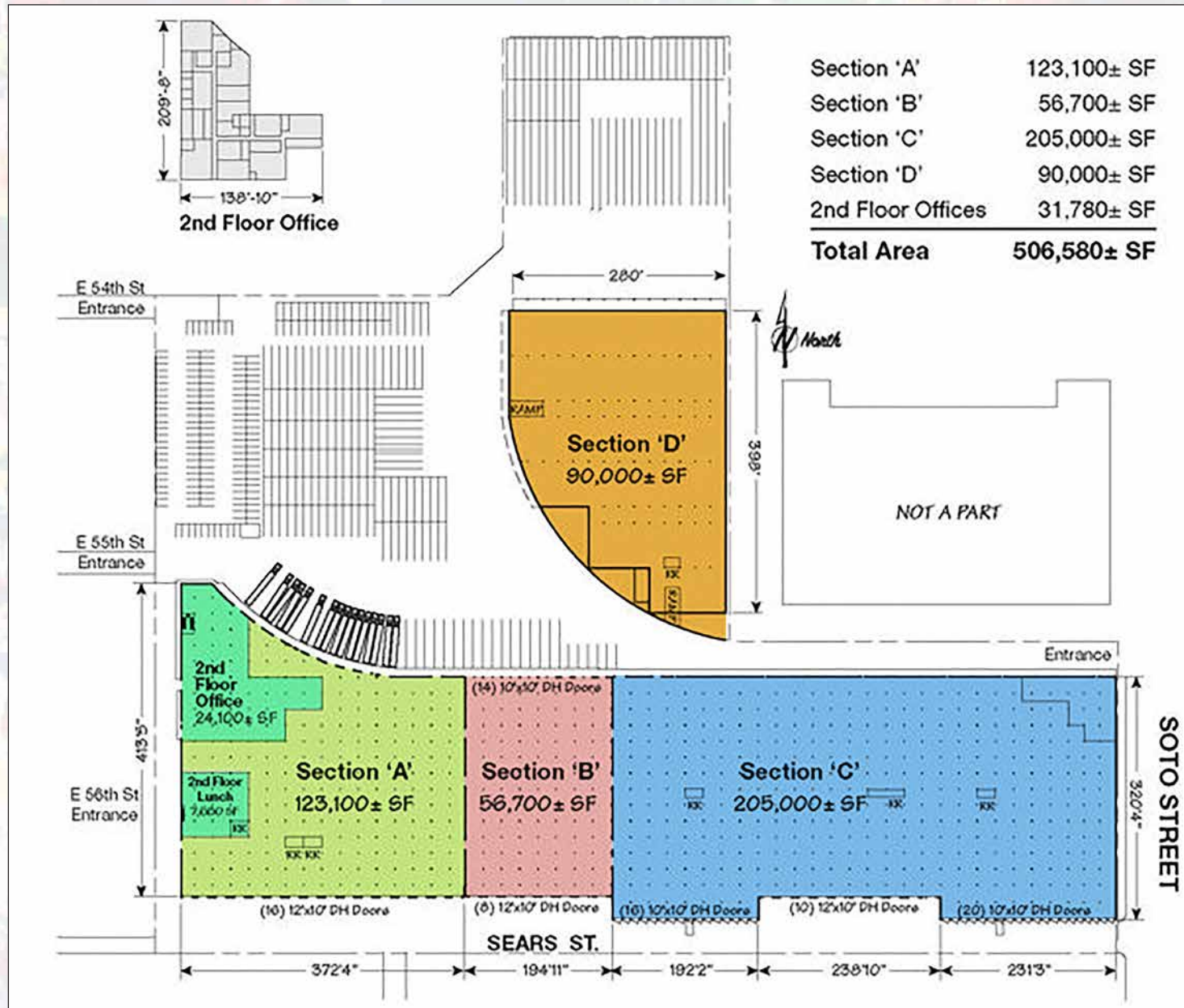
Total Available Building Area	506,580± SF
Section A (Concrete Building)	123,100± SF
Section B (Concrete Building)	56,700± SF
Section C (Concrete Building)	205,000± SF
Clearance Height (A, B & C)	Maximum 19'
Section D (Metal Building)	90,000± SF
Clearance Height	24'
2nd Floor Offices	31,780± SF
Construction	Masonry
Year Built	1936/1970
Land Area	776,781± SF
Power	1800 amps/480 volts/3-phase
Surface Parking	700± cars or 300± trucks
Dock High Loading Positions	80+++
Zone	VEM
APN	6309-026-019

Property Highlights

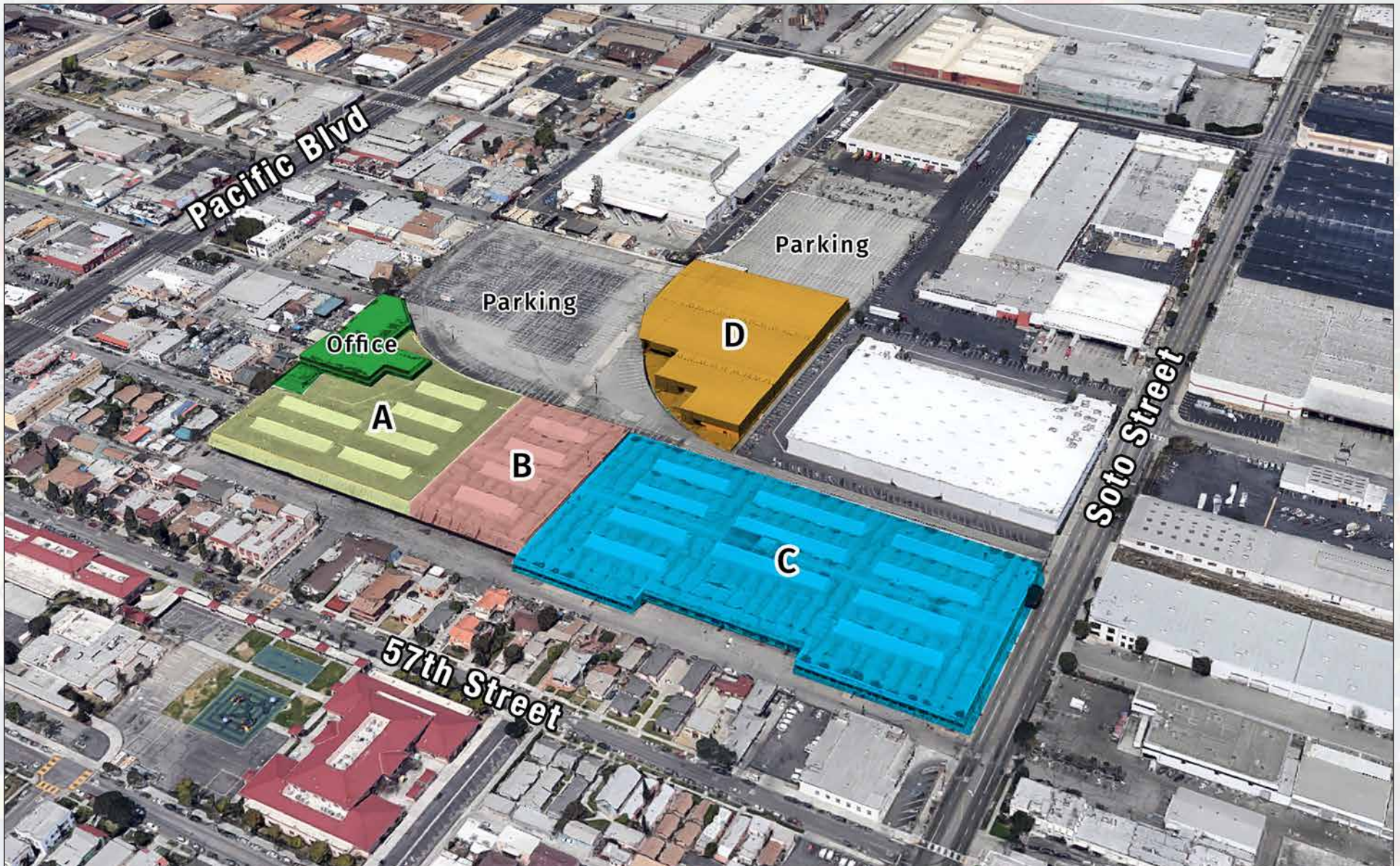
- 506,580 SF available (divisible)
- Ideal for logistics warehouse, distribution, etc.
- Abundant on-site parking
- High ceiling clearance and heavy power service
- Excellent Vernon location
- Just north of Slauson Ave and east of Pacific Blvd
- One mile east of Alameda Corridor
- Adjacent to Huntington Park
- Just minutes south of Downtown Los Angeles

Lease Rental: TBD (Call Broker for Details)

Property Layout



Property Aerial



Exterior Photos (Concrete Buildings A, B & C)



Exterior Photos (Metal Building D)



Parking Lot Aerial



Interior Warehouse Photos (Concrete Buildings A, B & C)



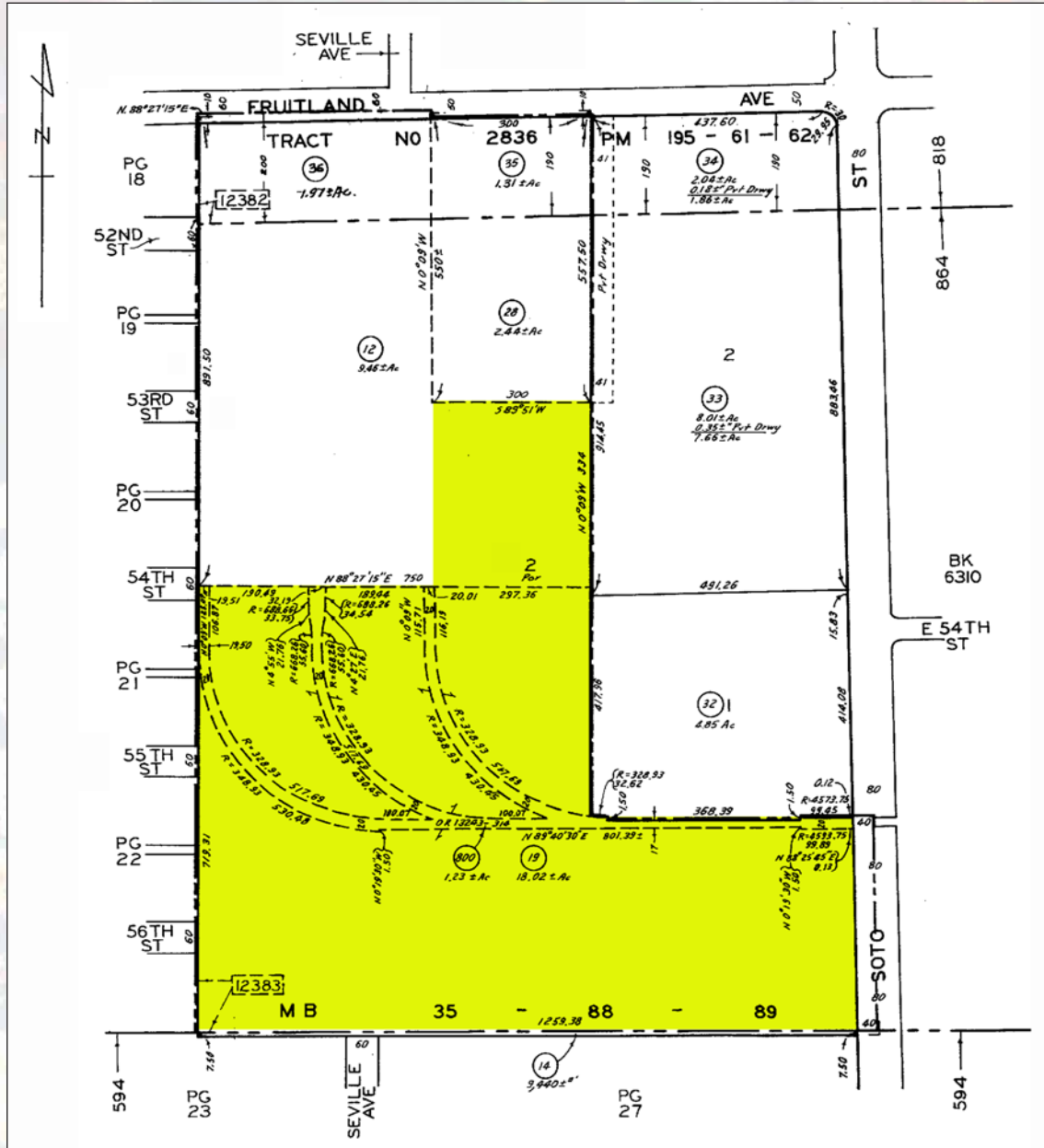
Interior Warehouse Photos (Metal Building D)



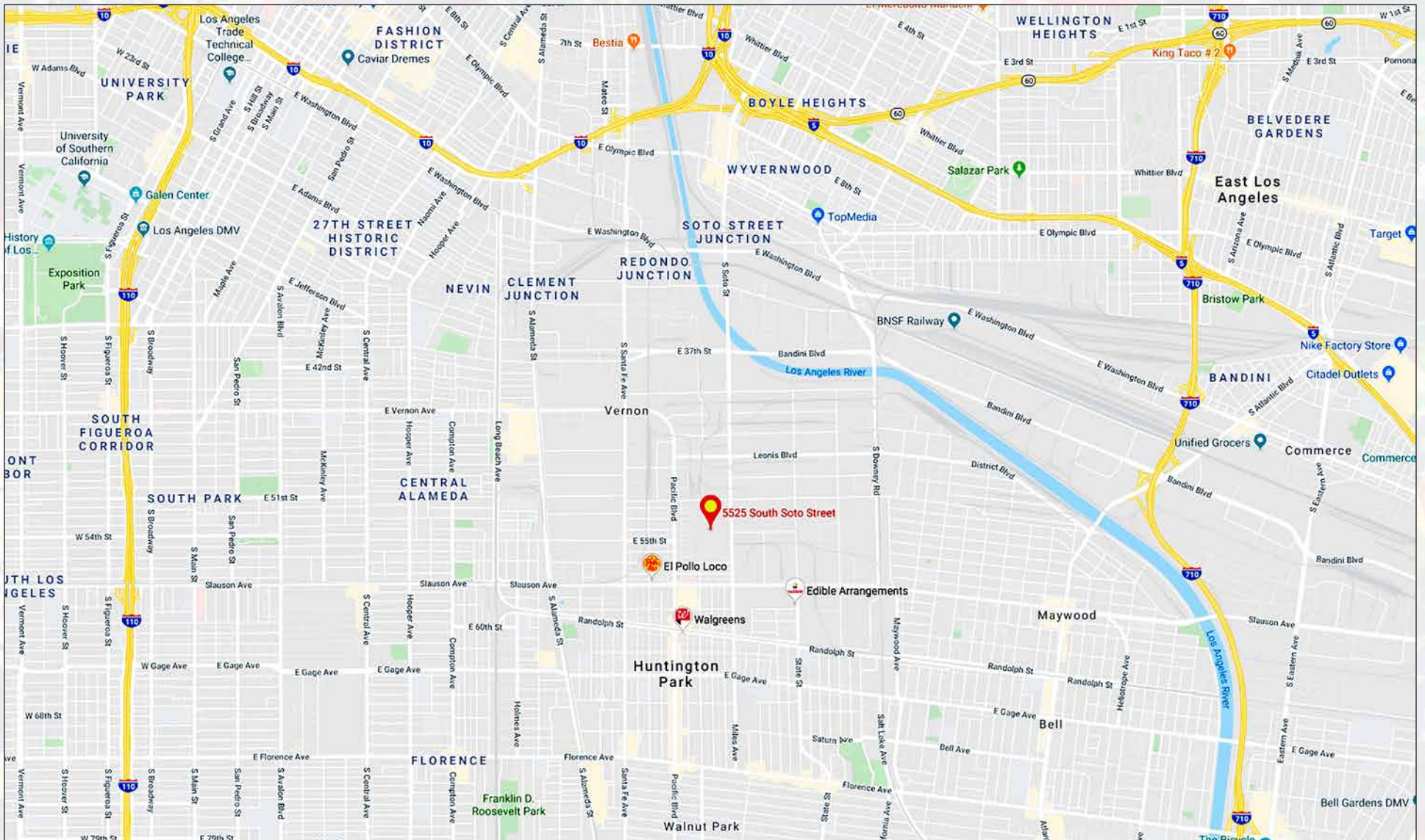
Office Photos



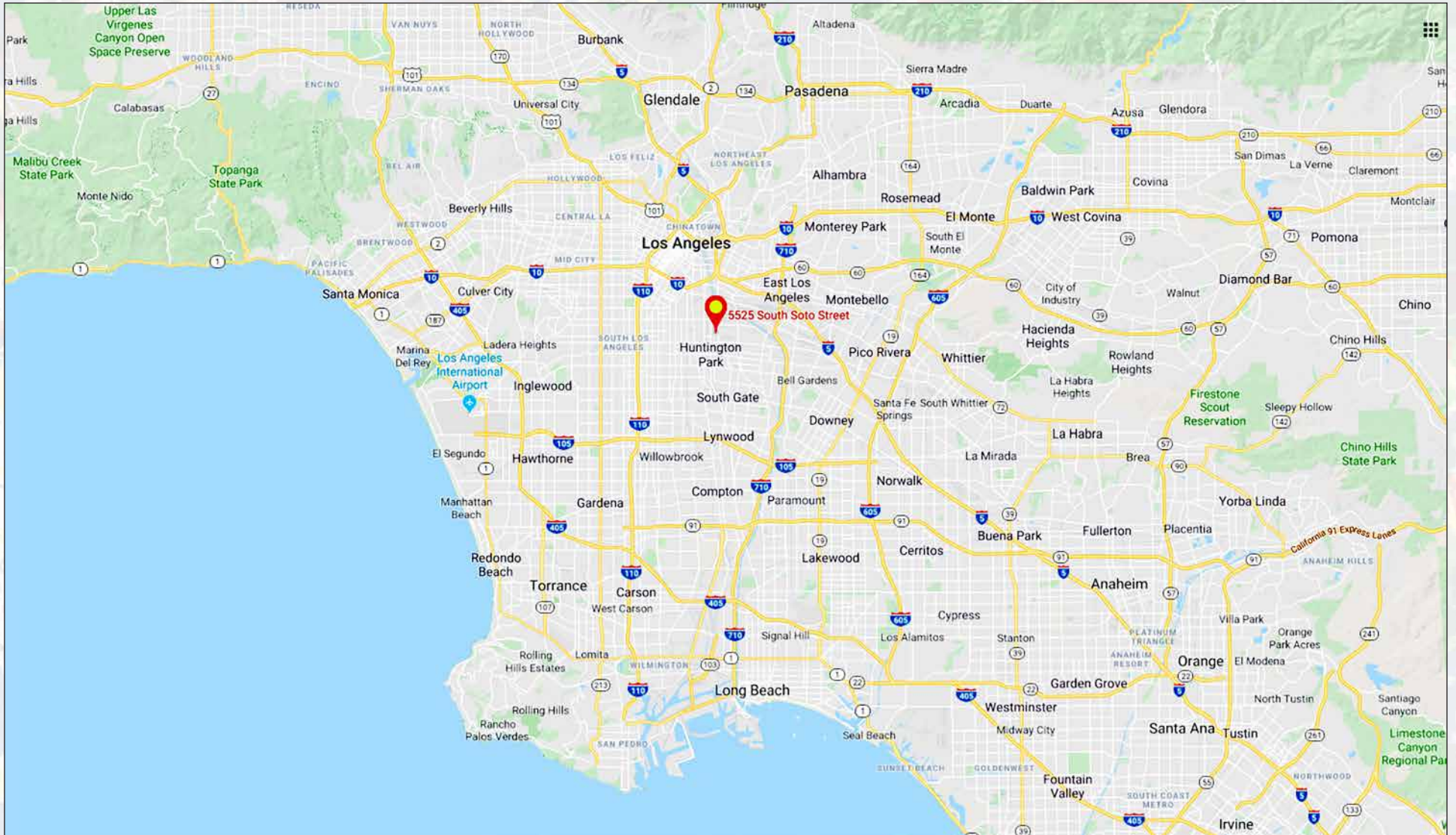
Plat Map



Area Map



Region Map



5525 S Soto Street
Vernon, CA 90058

506,580± SF Available Area

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Section C: 205,000± SF

Section D: 90,000± SF

2nd Floor Offices: 31,780± SF



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